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For more information about the Information Bulletin, please contact:

Housing Development and Buildings Branch Ministry of Housing 2nd Floor, 777 Bay Street Toronto, Ontario M5G 2E5

Telephone: (416) 585-6515 Fax: (416) 585-7607

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Office of the Minister

Bureau du Ministre Ministry of

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Ministère

Ministry of Municipal Affairs Ministère des Affaires municipales

777 Bay Street Toronto ON M5G 2E5 777 rue Bay Toronto ON

M5G 2E5

Ministers' Message

As part of the Province's planning reform initiative, new housing policies have been developed to replace the 1989 Land Use Planning for Housing Policy Statement.

A key change in the new Housing Policies is the requirement that municipalities provide opportunities for at least 30 percent of new housing to be affordable to households with income up to the 60th income percentile in the housing market area. In addition, the policies state that where possible at least half of the new affordable housing should be targeted to households in the lowest 30th percent of the household income distribution.

The 1995 Information Bulletin includes several changes. First, the housing market areas are used in place of housing regions in accordance with the requirements of the new Housing Policies. Second, the downpayment used to calculate the affordable house price targets has changed from 25 percent to 10 percent. Third, the mortgage rate used is now based on a ten-year average of mortgage rates rather then a three year average.

The Province has prepared this Information Bulletin to assist municipalities in achieving the objectives of the Housing Policies. It sets out household incomes, affordable house price and rent targets for each housing market area. It is intended that the bulletin will be updated annually.

We welcome comments on the new format and assumptions used in the Information Bulletin. You may forward your comments to the Housing Development and Buildings Branch, 2nd floor, 777 Bay Street, Toronto, M5G 2E5.

Sincerely,

Richard Allen Minister of Housing

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Ed Philip

Minister of Municipal Affairs

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HOUSEHOLD INCOMES AND AFFORDABLE HOUSE PRICES

	Income 20th	Affordable	Income 30th	Affordable	Income 40th	Affordable	Income 50th	Affordable	Income 60th	Affordable
Region	Percentile	Price								
Greater Toronto Area	\$25,400	\$64,000	\$35,200	\$88,500	\$44,700	\$112,500	\$54,700	\$138,000	\$65,000	\$163,500
Haldimand-Norfolk Reg. Mun.	\$21,300	\$53,500	\$28,500	\$72,000	\$36,300	\$91,500	\$43,800	\$110,500	\$51,000	\$128,500
Hamilton-Wentworth Reg. Mun.	\$19,700	\$49,500	\$27,400	\$69,000	\$35,400	\$89,000	\$44,100	\$111,000	\$52,700	\$133,000
Muskoka District Municipality	\$20,000	\$50,500	\$26,000	\$65,500	\$32,800	\$82,500	\$39,100	\$98,500	\$46,500	\$117,500
Niagara Regional Municipality	\$20,300	\$51,500	\$28,000	\$70,500	\$35,900	\$90,500	\$43,800	\$110,500	\$51,800	\$130,500
Ottawa-Carleton Reg. Mun.	\$25,400	\$64,000	\$35,000	\$88,500	\$44,300	\$111,500	\$54,100	\$136,000	\$64,300	\$162,000
Sudbury Regional Municipality	\$19,400	\$49,000	\$27,700	\$69,500	\$36,700	\$92,500	\$46,200	\$116,500	\$55,800	\$140,500
Waterloo Regional Municipality	\$23,500	\$59,000	\$32,200	\$81,000	\$40,100	\$101,000	\$48,200	\$121,500	\$56,200	\$142,000
Brant County	\$20,600	\$52,000	\$27,600	\$69,500	\$35,000	\$88,000	\$42,800	\$108,000	\$50,600	\$127,500
Bruce County	\$19,400	\$49,000	\$25,700	\$65,000	\$32,900	\$83,000	\$40,900	\$103,000	\$50,100	\$126,500
Dufferin County	\$26,500	\$66,500	\$36,100	\$91,000	\$45,100	\$114,000	\$53,800	\$135,500	\$62,000	\$156,500
Elgin County	\$20,700	\$52,000	\$28,000	\$70,500	\$35,800	\$90,000	\$43,300	\$109,000	\$50,300	\$127,000
Essex County	\$19,600	\$49,500	\$27,800	\$70,000	\$36,700	\$92,500	\$44,600	\$112,500	\$53,000	\$133,500
Frontenac County	\$19,600	\$49,500	\$27,600	\$69,500	\$35,700	\$90,000	\$43,500	\$109,500	\$51,800	\$130,500
Grey County	\$19,200	\$48,500	\$24,900	\$63,000	\$31,600	\$79,500	\$37,900	\$95,500	\$45,900	\$115,500
Haliburton County	\$18,100	\$45,500	\$22,800	\$57,500	\$28,000	\$70,500	\$33,300	\$84,000	\$38,800	\$98,000
Hastings County	\$19,100	\$48,000	\$25,600	\$64,500	\$33,200	\$83,500	\$40,000	\$101,000	\$47,500	\$119,500
Huron County	\$21,000	\$53,000	\$27,000	\$68,000	\$33,800	\$85,000	\$39,600	\$100,000	\$46,800	\$118,000
Kent County	\$19,700	\$49,500	\$26,900	\$68,000	\$34,200	\$86,000	\$41,300	\$104,000	\$49,100	\$123,500
Lambton County	\$21,400	\$54,000	\$30,200	\$76,000	\$38,900	\$98,000	\$47,700	\$120,000	\$56,800	\$143,000
Lanark County	\$21,200	\$53,500	\$28,100	\$71,000	\$36,000	\$91,000	\$44,100	\$111,000	\$52,400	\$132,000
Leeds & Grenville Un. Counties	\$21,200	\$53,500	\$28,200	\$71,000	\$35,300	\$89,000	\$42,700	\$107,500	\$50,200	\$126,500

Mortgage Rate = Mortgage Factor = Down Payment= 30.0% of Gross Household Income 0.125% of House Value/Month 0.00008 of House Value/Month 25 years Mortgage Insurance = Amortization = Assumptions: PIT = Taxes=

10.0% 10.88% 0.0095429 Incomes and Prices Continued ...

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HOUSEHOLD INCOMES AND AFFORDABLE HOUSE PRICES

Region Percentife Price Percentife Price Percentife Price Percentife Price Price Price Percentifie Price	0 0	Income 20th	Affordable	Income 30th	Affordable	Income 40th	Affordable	Income 50th	Affordable	Income 60th	Affordable
on Country \$21,600 \$54,500 \$15,500 \$40,000 \$11,500 \$41,000 \$11,000 \$11,500 \$11,500 \$11,000 \$11,500	Region	Percentile	Price								
\$10,800 \$20,500 \$20,500 \$37,500 \$37,500 \$31,500 \$44,300 \$11,000 \$52,000 WINT \$21,200 \$56,000 \$77,500 \$37,500 \$31,500 \$44,200 \$11,400 \$52,000 Y \$21,400 \$520,300 \$77,500 \$33,500 \$90,000 \$44,200 \$51,000 \$51,000 Y \$21,400 \$520,300 \$77,500 \$33,500 \$90,000 \$44,000 \$52,000 \$73,000 \$84,	Lennox and Addington County	\$21,600	\$54,500	\$28,400	\$71,500	\$35,900	\$90,500	\$44,000	\$111,000	\$51,500	\$129,500
with the counties \$12,200 \$13,000 \$75,500 \$29,500 \$44,500 \$111,500 \$111,500 \$111,500 \$21,000 \$22,000 Y \$11,400 \$524,000 \$73,000 \$73,000 \$73,500 \$84,500 \$41,000 \$110,500	Middlesex County	\$20,800	\$52,500	\$28,400	\$71,500	\$36,300	\$91,500	\$44,300	\$112,000	\$52,900	\$133,500
\$11,400 \$24,000 \$29,300 \$74,000 \$23,600 \$20,000 \$41,100 <t< td=""><td>Northumberland County</td><td>\$22,200</td><td>\$56,000</td><td>\$30,000</td><td>\$75,500</td><td>\$37,500</td><td>\$94,500</td><td>\$45,300</td><td>\$114,000</td><td>\$52,500</td><td>\$132,500</td></t<>	Northumberland County	\$22,200	\$56,000	\$30,000	\$75,500	\$37,500	\$94,500	\$45,300	\$114,000	\$52,500	\$132,500
y \$19,900 \$22,000 \$13,000 \$10,000 \$10,000 \$24,000 \$10,000 \$23,000 \$24,000 \$21,000 \$21,000 \$10,300 \$41,000 \$10,300 \$41,000 \$10,300 \$41,000 \$10,300 \$41,000 \$10,300 \$41,000 \$10,300 \$41,000 \$10,300 \$41,000 \$41,	Oxford County	\$21,400	\$54,000	\$29,300	\$74,000	\$36,700	\$92,500	\$44,200	\$111,500	\$51,900	\$131,000
y \$19,900 \$50,000 \$20,000 \$67,000 \$33,500 \$84,500 \$10,900 \$10,900 \$10,000 \$48,500 \$10,000 \$40,500 \$10,000 \$40,500 \$10,000 \$40,500 \$10,000 \$40,900 \$40,900 ux \$10,100 \$44,000 \$22,000 \$57,500 \$53,000 \$81,000 \$40,000 \$40,900 \$45,800 ux \$10,100 \$44,000 \$22,100 \$65,500 \$33,000 \$81,000 \$40,000 \$45,800 \$10,100 \$44,500 \$22,100 \$60,500 \$10,500 \$10,000 \$46,800 \$46,900	Perth County	\$21,400	\$54,000	\$29,000	\$73,000	\$35,800	\$90,000	\$43,100	\$108,500	\$50,600	\$127,500
n. Counties \$20,500 \$52,000 \$75,500 \$38,600 \$37,500 \$46,500 \$117,000 \$44,000 \$117,000 \$45,800 aty \$18,900 \$47,500 \$25,900 \$65,500 \$33,800 \$385,000 \$40,000 \$110,000 \$45,800 aty \$18,900 \$47,500 \$25,100 \$65,500 \$32,000 \$31,000 \$40,000 \$40,000 \$40,000 \$45,000 <td>Peterborough County</td> <td>\$19,900</td> <td>\$50,000</td> <td>\$26,500</td> <td>\$67,000</td> <td>\$33,500</td> <td>\$84,500</td> <td>\$41,000</td> <td>\$103,500</td> <td>\$48,900</td> <td>\$123,500</td>	Peterborough County	\$19,900	\$50,000	\$26,500	\$67,000	\$33,500	\$84,500	\$41,000	\$103,500	\$48,900	\$123,500
tly \$19,100 \$48,000 \$25,500 \$65,500 \$33,800 \$88,500 \$40,000 \$101,000 \$46,900 \$18,900 \$47,500 \$25,100 \$65,500 \$33,100 \$81,000 \$11,500 \$46,900 \$18,900 \$22,900 \$25,100 \$60,500 \$79,500 \$31,500 \$44,100 \$121,500 \$46,000 \$22,900 \$24,000 \$24,000 \$60,500 \$79,500 \$79,500 \$99,000 \$46,000 \$46,000 \$20,100 \$24,500 \$24,000 \$22,000 \$67,000 \$33,500 \$84,00 \$10,400 \$10,400 \$46,000 \$10,000 \$11,700 \$44,500 \$25,100 \$63,000 \$33,400 \$10,500 \$41,000 \$110,000 \$10,000 \$46,000 \$46,000 \$10,000 \$46,000 \$46,000 \$46,000 \$46,000 \$46,000 \$46,000 \$46,000 \$41,000 \$41,000 \$41,000 \$41,000 \$41,000 \$41,000 \$41,000 \$41,000 \$41,000 \$41,000 \$41,000 \$41,0	Prescott & Russell Un. Counties	\$20,500	\$52,000	\$29,900	\$75,500	\$38,600	\$97,500	\$46,500	\$117,000	\$54,800	\$138,000
\$18,900 \$47,500 \$25,100 \$63,500 \$31,000 \$81,000 \$97,500 \$45,800 \$22,900 \$58,000 \$31,000 \$79,500 \$100,500 \$48,100 \$121,500 \$45,800 Glengarry \$18,300 \$46,000 \$24,000 \$60,500 \$31,500 \$48,100 \$121,500 \$46,600 \$20,100 \$50,500 \$24,000 \$60,500 \$31,500 \$41,400 \$104,500 \$46,600 \$46,600 \$24,500 \$10,700 \$44,500 \$22,00 \$31,00 \$40,900 \$104,900 \$51,00 \$11,700 \$44,500 \$25,100 \$63,000 \$31,100 \$41,000 <th< td=""><td>Prince Edward County</td><td>\$19,100</td><td>\$48,000</td><td>\$25,900</td><td>\$65,500</td><td>\$33,800</td><td>\$85,000</td><td>\$40,000</td><td>\$101,000</td><td>\$46,900</td><td>\$118,000</td></th<>	Prince Edward County	\$19,100	\$48,000	\$25,900	\$65,500	\$33,800	\$85,000	\$40,000	\$101,000	\$46,900	\$118,000
\$22,900 \$58,000 \$31,500 \$79,500 \$100,500 \$48,100 \$121,500 \$56,200 Clengarry \$18,300 \$46,000 \$24,000 \$60,500 \$31,500 \$38,500 \$38,000 \$46,000 \$20,100 \$50,500 \$26,000 \$67,000 \$67,000 \$33,500 \$34,400 \$104,500 \$49,100 \$21,00 \$50,500 \$22,000 \$67,000 \$41,100 \$104,000 \$49,100 \$49,100 \$11,00 \$44,500 \$52,000 \$63,000 \$33,400 \$33,000 \$43,000 \$40,100 \$41,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$43,000 \$51,000 \$51,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000 \$52,000	Renfrew County	\$18,900	\$47,500	\$25,100	\$63,500	\$32,100	\$81,000	\$38,700	\$97,500	\$45,800	\$115,500
Glengarry \$18,300 \$46,000 \$224,000 \$60,500 \$31,500 \$79,500 \$38,900 \$98,000 \$46,600 \$20,100 \$50,500 \$26,700 \$67,000 \$33,500 \$41,400 \$104,500 \$49,100 \$24,500 \$61,500 \$25,100 \$63,000 \$41,100 \$103,000 \$41,000 \$104,500 \$43,100 \$11,700 \$44,500 \$25,100 \$63,000 \$31,100 \$43,000 \$109,000 \$43,000 \$48,700 \$11,700 \$44,500 \$25,100 \$63,500 \$34,400 \$81,000 \$109,000 \$41,000 \$11,000 \$109,000 \$41,000 \$11,000	Simcoe County	\$22,900	\$58,000	\$31,500	\$79,500	\$39,900	\$100,500	\$48,100	\$121,500	\$56,200	\$141,500
\$20,100 \$50,500 \$26,700 \$67,000 \$33,500 \$84,500 \$41,400 \$104,500 \$49,100 \$17,700 \$44,500 \$25,100 \$63,000 \$31,100 \$103,500 \$49,300 \$124,500 \$48,700 \$11,700 \$44,500 \$25,100 \$63,000 \$31,000 \$81,000 \$103,000 \$48,700 \$48,700 \$18,100 \$45,500 \$25,100 \$67,000 \$34,400 \$81,300 \$109,000 \$48,700 \$19,900 \$50,000 \$25,000 \$57,500 \$57,500 \$34,400 \$81,300 \$108,000 \$51,100 \$11,500 \$44,000 \$22,000 \$50,500 \$24,800 \$76,500 \$33,000 \$34,000 <	Stormont, Dundas & Glengarry	\$18,300	\$46,000	\$24,000	\$60,500	\$31,500	\$79,500	\$38,900	\$98,000	\$46,600	\$117,500
\$124,500 \$61,500 \$122,900 \$83,000 \$11,100 \$103,500 \$49,300 \$124,500 \$57,600 \$17,70 \$44,500 \$25,100 \$63,000 \$33,100 \$83,500 \$40,900 \$103,000 \$48,700 \$18,100 \$45,500 \$25,300 \$63,000 \$34,600 \$43,300 \$109,000 \$51,500 \$19,900 \$50,000 \$25,000 \$53,400 \$843,000 \$108,500 \$51,100 \$11,900 \$37,500 \$20,000 \$50,500 \$24,400 \$76,500 \$31,100 \$78,500 \$34,000 \$108,500 \$31,100 \$11,400 \$44,000 \$22,200 \$50,500 \$22,500 \$22,500 \$32,500 \$40,900	Victoria County	\$20,100	\$50,500	\$26,700	\$67,000	\$33,500	\$84,500	\$41,400	\$104,500	\$49,100	\$124,000
\$11,700 \$44,500 \$25,100 \$63,000 \$33,100 \$83,500 \$40,900 \$103,000 \$48,700 \$18,100 \$45,500 \$25,300 \$63,500 \$34,600 \$81,000 \$103,000 \$51,000 \$19,900 \$50,000 \$26,700 \$67,000 \$24,800 \$62,500 \$30,300 \$108,500 \$51,100 \$14,900 \$37,500 \$20,000 \$50,500 \$24,800 \$62,500 \$30,300 \$108,500 \$35,800 \$11,400 \$44,000 \$22,200 \$50,000 \$31,100 \$78,500 \$34,500 \$40,900 \$40,900 \$11,400 \$44,000 \$22,200 \$56,000 \$31,000 \$34,500 \$34,000 \$40,900 \$40,900 \$11,400 \$44,000 \$22,200 \$52,500 \$32,000 \$31,000 \$34,500 \$34,000 \$40,900 \$18,000 \$42,500 \$24,800 \$52,500 \$31,000 \$39,000 \$41,300 \$41,300 \$10,800 \$22,500 \$56,800 \$39,000 \$31,000	Wellington County	\$24,500	\$61,500	\$32,900	\$83,000	\$41,100	\$103,500	\$49,300	\$124,500	\$57,600	\$145,000
\$18,100 \$45,500 \$25,300 \$63,500 \$34,600 \$87,000 \$43,300 \$109,000 \$51,500 \$19,900 \$50,000 \$26,700 \$67,000 \$34,400 \$87,000 \$109,000 \$51,100 \$11,500 \$37,500 \$20,000 \$50,500 \$24,800 \$62,500 \$30,300 \$76,500 \$31,100 \$17,500 \$44,000 \$22,700 \$60,000 \$31,100 \$78,500 \$37,000 \$40,900	Algoma District	\$17,700	\$44,500	\$25,100	\$63,000	\$33,100	\$83,500	\$40,900	\$103,000	\$48,700	\$123,000
\$19,900 \$26,000 \$67,000 \$34,400 \$87,000 \$43,000 \$108,500 \$51,100 \$14,900 \$37,500 \$20,000 \$50,500 \$24,800 \$62,500 \$30,300 \$76,500 \$35,800 \$17,500 \$44,000 \$22,700 \$60,000 \$31,100 \$78,500 \$34,000 \$40,900 \$17,400 \$44,000 \$22,200 \$56,000 \$10,000 \$34,500 \$40,900 \$18,000 \$42,500 \$24,800 \$52,000 \$31,200 \$32,000 \$34,000 \$40,900 \$16,800 \$42,500 \$23,700 \$31,200 \$78,000 \$100,000 \$47,000 \$16,800 \$22,500 \$30,200 \$31,200 \$78,500 \$40,800 \$103,000 \$48,300 \$20,800 \$22,500 \$32,000 \$26,800 \$67,500 \$33,900 \$85,500 \$41,300	Cochrane District	\$18,100	\$45,500	\$25,300	\$63,500	\$34,600	\$87,000	\$43,300	\$109,000	\$51,500	\$130,000
\$14,900 \$37,500 \$20,000 \$50,500 \$24,800 \$62,500 \$30,300 \$76,500 \$35,800 \$17,500 \$44,000 \$23,700 \$60,000 \$31,100 \$78,500 \$34,000 \$47,100 \$17,400 \$44,000 \$22,200 \$56,000 \$28,200 \$71,000 \$34,500 \$40,900 \$18,000 \$45,500 \$24,800 \$62,500 \$32,600 \$82,000 \$39,700 \$100,000 \$47,900 \$16,800 \$42,500 \$33,700 \$59,000 \$76,000 \$31,200 \$78,500 \$40,800 \$48,300 \$20,800 \$52,500 \$30,200 \$26,800 \$67,500 \$33,900 \$85,500 \$41,300	Kenora District	\$19,900	\$50,000	\$26,700	\$67,000	\$34,400	\$87,000	\$43,000	\$108,500	\$51,100	\$128,500
\$17,500 \$44,000 \$23,700 \$60,000 \$31,100 \$78,500 \$38,700 \$97,500 \$47,100 \$17,400 \$44,000 \$22,200 \$56,000 \$28,200 \$71,000 \$34,500 \$87,000 \$40,900 \$18,000 \$45,500 \$24,800 \$62,500 \$32,000 \$82,000 \$100,000 \$47,900 \$16,800 \$42,500 \$23,700 \$59,500 \$31,200 \$78,500 \$40,800 \$103,000 \$48,300 \$20,800 \$52,500 \$30,200 \$26,800 \$67,500 \$33,900 \$85,500 \$41,300	Manitoulin District	\$14,900	\$37,500	\$20,000	\$50,500	\$24,800	\$62,500	\$30,300	\$76,500	\$35,800	\$90,500
\$17,400 \$44,000 \$22,200 \$56,000 \$28,200 \$71,000 \$34,500 \$87,000 \$40,900 \$18,000 \$45,500 \$24,800 \$62,500 \$32,000 \$39,700 \$100,000 \$47,900 \$16,800 \$42,500 \$23,700 \$59,500 \$31,200 \$78,500 \$40,800 \$103,000 \$48,300 \$20,800 \$520,200 \$76,000 \$39,200 \$99,000 \$47,700 \$120,000 \$56,100 \$14,600 \$37,000 \$20,200 \$51,000 \$26,800 \$67,500 \$33,900 \$85,500 \$41,300	Nipissing District	\$17,500	\$44,000	\$23,700	\$60,000	\$31,100	\$78,500	\$38,700	\$97,500	\$47,100	\$118,500
\$18,000 \$45,500 \$24,800 \$62,500 \$32,600 \$82,000 \$100,000 \$47,900 \$16,800 \$23,700 \$23,700 \$59,500 \$31,200 \$78,500 \$40,800 \$103,000 \$48,300 \$20,800 \$52,500 \$30,200 \$76,000 \$39,200 \$99,000 \$47,700 \$120,000 \$56,100 \$14,600 \$37,000 \$20,200 \$51,000 \$26,800 \$67,500 \$33,900 \$85,500 \$41,300	Parry Sound District	\$17,400	\$44,000	\$22,200	\$56,000	\$28,200	\$71,000	\$34,500	\$87,000	\$40,900	\$103,000
\$16,800 \$42,500 \$23,700 \$59,500 \$31,200 \$78,500 \$40,800 \$103,000 \$48,300 \$20,800 \$52,500 \$30,200 \$76,000 \$39,200 \$99,000 \$47,700 \$120,000 \$56,100 \$14,600 \$37,000 \$50,200 \$51,000 \$26,800 \$67,500 \$33,900 \$85,500 \$41,300	Rainy River District	\$18,000	\$45,500	\$24,800	\$62,500	\$32,600	\$82,000	\$39,700	\$100,000	\$47,900	\$121,000
\$20,800 \$52,500 \$30,200 \$76,000 \$39,200 \$99,000 \$47,700 \$120,000 \$56,100 \$14,600 \$37,000 \$20,200 \$51,000 \$26,800 \$67,500 \$33,900 \$85,500 \$41,300	Sudbury District	\$16,800	\$42,500	\$23,700	\$59,500	\$31,200	\$78,500	\$40,800	\$103,000	\$48,300	\$121,500
\$14,600 \$37,000 \$20,200 \$51,000 \$26,800 \$67,500 \$33,900 \$85,500 \$41,300	Thunder Bay District	\$20,800	\$52,500	\$30,200	\$76,000	\$39,200	\$99,000	\$47,700	\$120,000	\$56,100	\$141,500
	Timiskaming District	\$14,600	\$37,000	\$20,200	\$51,000	\$26,800	\$67,500	\$33,900	\$85,500	\$41,300	\$104,000

Assumbnous:				
PIT =	30.0%	30.0% of Gross Household Income	Down Payment=	10.0%
Taxes=	0.125%	0.125% of House Value/Month	Mortgage Rate=	10.88%
Mortgage Insurance=	0.00008	00008 of House Value/Month	Mortgage Factor=	0.0095429
Amortization=	25 years)	

TENANT HOUSEHOLD INCOMES AND AFFORDABLE RENTS

RegionPercentileGreater Toronto Area\$16,050Haldimand-Norfolk Reg. Mun.\$13,710Hamilton-Wentworth Reg. Mun.\$12,540Muskoka District Municipality\$12,090Ottawa-Carleton Reg. Mun.\$15,460	sano sano sano sano sano sano sano sano	Percentile	Rent	Percentile	Rent	Percentile	Rent	Percentile	Rent
eg. Mun. Reg. Mun. uicipality uicipality Mun.		423 030		I CI CCIIIIC	TAUTH	A VA CVALVANO		I OI COMMING	ANCHA
g. Mun. Reg. Mun. icipality icipality Mun.		070,076	\$580	\$29,870	\$750	\$36,470	\$910	\$43,990	\$1,100
		\$19,190	\$480	\$23,600	\$590	\$29,680	\$740	\$35,530	068\$
		\$16,500	\$410	\$21,840	\$550	\$27,270	\$680	\$33,220	\$830
		\$17,120	\$430	\$21,190	\$530	\$26,330	099\$	\$32,850	\$820
		\$15,790	\$390	\$20,320	\$510	\$25,440	\$640	\$31,390	\$780
	\$390	\$22,200	\$560	\$28,540	\$710	\$34,680	\$870	\$41,380	\$1,030
Sudbury Regional Municipality \$12,080	\$300	\$15,240	\$380	\$19,710	\$490	\$25,240	\$630	\$32,040	\$800
Waterloo Regional Municipality \$14,860	\$370	\$20,250	\$510	\$25,600	\$640	\$31,090	\$780	\$36,730	\$920
Brant County \$13,300	\$330	\$17,500	\$440	\$22,020	\$550	\$26,790	0.29\$	\$31,880	\$800
Bruce County \$12,360	\$310	\$16,760	\$420	\$21,160	\$530	\$26,650	0.29\$	\$31,960	\$800
nho.	\$360	\$19,380	\$480	\$26,470	099\$	\$31,570	062\$	\$38,100	\$950
	\$330	\$17,160	\$430	\$21,470	\$540	\$26,710	\$670	\$31,880	\$800
		\$14,970	\$370	\$19,340	\$480	\$24,610	\$620	\$31,100	\$780
vjun	0 \$320	\$17,420	\$440	\$22,700	\$570	\$28,360	\$710	\$34,580	8860
	0 \$320	\$15,390	\$380	\$19,830	\$500	\$24,250	\$610	\$28,970	\$720
Haliburton County \$13,750	0 \$340	\$16,740	\$420	\$20,530	\$510	\$26,060	059\$	\$32,650	\$820
Hastings County \$13,310	0 \$330	\$17,590	\$440	\$22,050	\$550	\$27,330	089\$	\$33,370	\$830
Huron County \$14,060	0 \$350	\$18,720	\$470	\$23,850	009\$	\$28,180	\$700	\$33,580	\$840
Kent County \$12,860	0 \$320	\$16,960	\$420	\$21,900	\$550	\$27,260	089\$	\$33,000	\$830
Lambton County \$12,530	0 \$310	\$16,600	\$410	\$21,210	\$530	\$27,160	089\$	\$33,090	\$830
	0 \$330	\$17,000	\$430	\$21,580	\$540	\$26,530	099\$	\$32,790	\$820
Table Counties \$13.200	0 \$330	\$17,380	\$430	\$22,240	\$560	\$26,650	\$670	\$31,850	\$800

Assumption:
Monthly Rent = 30% of monthy income
Rents are calculated based on tenant household incomes.

Incomes and Rents Continued...

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Region Lennox and Addington County Middlesex County		Affordable	Income 30th	Affordable	Income 40th	Affordable	Income 50th	Affordable	Income 60th	Affordable
Lennox and Addington County Middlesex County	Percentile	Rent	Percentile	Rent	Percentile	Rent	Percentile	Rent	Percentile	Rent
Middlesex County	\$12,500	\$310	\$16,580	\$410	\$20,770	\$520	\$24,590	\$610	\$29,600	\$740
	\$13,670	\$340	\$18,470	\$460	\$23,240	\$580	\$28,380	\$710	\$34,200	8860
Northumberland County	\$14,320	\$360	\$18,940	\$470	\$23,040	\$580	\$29,260	\$730	\$34,610	\$870
Oxford County	\$14,500	\$360	\$18,900	\$470	\$24,360	\$610	\$30,370	8760	\$36,170	\$900
Perth County	\$13,700	\$340	\$18,250	\$460	\$23,140	\$580	\$28,610	. \$720	\$33,400	\$840
Peterborough County	\$12,770	\$320	\$16,250	\$410	\$20,090	\$500	\$24,140	\$600	\$29,990	\$750
Prescott & Russell Un. Counties	\$12,140	\$300	\$15,630	\$390	\$19,530	\$490	\$24,540	\$610	\$31,980	\$800
Prince Edward County	\$12,220	\$310	\$15,180	\$380	\$19,580	\$490	\$26,330	099\$	\$33,480	\$840
Renfrew County	\$12,650	\$320	\$17,070	\$430	\$22,060	\$550	\$28,320	\$710	\$33,500	\$840
Simcoe County	\$15,370	\$380	\$20,450	\$510	\$25,990	\$650	\$32,420	\$810	\$39,450	066\$
Stormont, Dundas & Glengarry	\$11,960	\$300	\$15,070	\$380	\$18,990	\$470	\$22,840	\$570	\$28,070	\$700
Victoria County	\$12,260	\$310	\$15,820	\$400	\$19,730	\$490	\$23,560	\$590	\$29,140	\$730
Wellington County	\$14,730	\$370	\$20,380	\$510	\$26,220	099\$	\$31,760	\$790	\$37,410	\$940
Algoma District	\$11,520	\$290	\$14,110	\$350	\$17,480	\$440	\$22,170	\$550	\$28,100	\$700
Cochrane District	\$11,490	\$290	\$14,410	\$360	\$18,950	\$470	\$24,550	\$610	\$31,940	\$800
Kenora District	\$14,050	\$350	\$19,180	\$480	\$24,820	\$620	\$32,160	\$800	\$39,410	066\$
Manitoulin District	\$11,760	\$290	\$14,110	\$350	\$17,840	\$450	\$22,140	\$550	\$25,270	\$630
Nipissing District	\$11,690	\$290	\$14,680	\$370	\$19,360	\$480	\$23,870	\$600	\$29,490	\$740
Parry Sound District	\$11,980	\$300	\$15,500	\$390	\$20,360	\$510	\$25,900	\$650	\$30,460	\$760
Rainy River District	\$12,370	\$310	\$14,320	\$360	\$16,870	\$420	\$21,300	\$530	\$27,630	069\$
Sudbury District	\$11,110	\$280	\$12,880	\$320	\$17,120	\$430	\$22,920	\$570	\$31,200	\$780
Thunder Bay District	\$12,370	\$310	\$15,940	\$400	\$21,080	\$530	\$27,820	\$700	\$35,330	\$880
Timiskaming District	\$10,880	\$270	\$12,080	\$300	\$15,640	\$390	\$20,390	\$510	\$26,140	\$650

Assumption:
Monthly Rent = 30% of montly income
Rents are calculated based on tenant household incomes.

NOTES:

Household Income Data

The data comes from a special tabulation from the 1991 Census of Population (covering 1990 incomes). In order to restate these figures to 1995, an inflation factor of 1.091 was used. This factor is based on the consumer price index for Ontario.

House prices were calculated based on income for all households (owner and renter households combined). Rents were calculated based on tenant household income only.

House Price Targets

House prices were calculated using the following assumptions:

- a 10 percent downpayment;
- a 30 percent gross debt service ratio (including principle, interest and property taxes);
- a monthly property tax rate equal to 0.125 percent of house value.
- a mortgage interest rate of 10.88 percent amortized over 25 years, based on five-year term mortgage rates averaged over 10 years (1986 to 1995 projected);
- mortgage insurance of 0.00008 percent of house value per month;
- rounded to the nearest \$500.

Rental Targets

Rent price targets were calculated using the following assumptions:

- 30 percent of monthly tenant household income, including utilities;
- rounded to the nearest \$10.